

TOWN OF DAVIE TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Christopher M. Gratz, Planner II

SUBJECT: Site Plan, SP 1-3-03 Hobbs Manor Townhomes, 4925 SW 65 Avenue/Generally located on the west side of SW 65 Avenue, 100' south of the intersection of SW 65 Avenue and SW 49 Street

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

SP 1-3-03 Hobbs Manor Townhouses, 4925 SW 65 Avenue (RM-10)

REPORT IN BRIEF:

The applicant requests site plan approval for the 17,560 square foot site, generally located on the west side of SW 65 Avenue, 100' south of the intersection of SW 65 Avenue and SW 49 Street. The proposal is for four (4) two-story townhomes, landscaping, and parking.

PREVIOUS ACTIONS: None.

CONCURRENCES:

At the May 13, 2003, Site Plan Committee meeting, Councilmember Crowley made a motion, seconded by Vice-Chair Aucamp, to approve subject to staff's recommendations; identify "CO 14" on the landscape plan; and identify the location of both septic tanks (Motion carried 4-0, Mr. Engel was absent).

FISCAL IMPACT: None

RECOMMENDATION(S):

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachment(s): Site Plan, Planning Report, Land Use Map, Zoning and Aerial Map

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division Staff
Report and Recommendation

Applicant Information

<u>Owner:</u>		<u>Agent:</u>	
Name:	Richard Kaiser	Name:	Leslie Tobin Hauser Architects Inc.
Address:	4254 SW 92 Avenue	Address:	3841 NE 2 Avenue, Suite 309
City:	Davie, FL 33328	City:	Miami, FL 33137
Phone:	(954) 444-6163	Phone:	(305) 573-5805

Background Information

Application History: No deferrals have been requested.

Application Request: Site plan approval for Hobbs Manor Townhomes.

Address/Location: 4925 SW 65 Avenue/Generally located on the west side of SW 65 Avenue, 100' south of the intersection of SW 65 Avenue and SW 49 Street.

Future Land Use Plan Map Designation: Residential (10 DU/AC)

Zoning: RM-10, Medium Density Dwelling District

Existing Use: Vacant (a dilapidated single story wood frame building was demolished)

Proposed Use: Four (4) two-story townhomes

Parcel Size: 0.403 gross acres (17,560 square feet)

	<u>Surrounding Uses:</u>	<u>Surrounding Land Use Plan Designation:</u>
North:	Single family dwellings	Residential (10 DU/AC)
South:	Multi-family dwelling	Residential (10 DU/AC)
East:	Davie Manor Townhomes	Residential (10 DU/AC)
West:	Multi-family dwellings	Residential (10 DU/AC)

Surrounding Zoning:

North:	RM-10, Medium Density Dwelling District
South:	RM-10, Medium Density Dwelling District
East:	RM-10, Medium Density Dwelling District
West:	RM-10, Medium Density Dwelling District

Zoning History

Previous Requests on same property: The subject site was zoned and platted prior to the incorporation of the Town of Davie. The parcel is known as Lot 17, Palm Garden Park Unit 1, according to the plat thereof, as recorded in Plat Book 7, Page 56, of the Public Records of Broward County, on May 25, 1925.

Application Details

The applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for the 17,560 square foot site, generally located on the west side of SW 65 Avenue, 100' south of the intersection of SW 65 Avenue and SW 49 Street. The proposal is for four (4) two-story townhomes, landscaping, and parking.
2. *Building:* The structure is concrete block covered in stucco. The color scheme reflects a base color of tan, white trim, chestnut doors and fascia, and red brick columns. All four (4) elevations have stucco band accents. The façade has projecting front porches, with the master bedroom above on the second floor.
3. *Access and Parking:* Access is via a 24' opening at the northeast boundary of the site that connects to SW 65 Avenue. Provided are the nine (9) required parking spaces.
4. *Landscaping:* The site plan shows 7,721 square feet (0.177 acres) or 51% open space (30% required) for the overall site. The north, south, and east perimeter buffers are to be planted with a continuous row of Cocoplum hedge, with the west buffer being a ficus hedge due to shade. The west buffer is shown to be planted with Pigeon Plum and the other sides with Green Buttonwood. The theme at the entrance point consists of Cabbage Palm, Dwarf Florida Gamma Grass, and Bright Gold Dwarf Lantana. The landscape islands in front of the structure consist of Boston Fern, Macho Fern, and Everglades Palm. The air conditioning units are shown to be screened with Yew Prodocarpus.
5. *Drainage:* The subject property lies within Central Broward Water Control District. Approval from this agency shall be obtained prior to issuance of any site development permit.

Significant Development Review Agency Comments

All agency comments have been satisfied.

Applicable Codes and Ordinances

The effective code of ordinance governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 9. This Planning Area is south of Griffin Road, generally north of Stirling Road, east of SW 76 Avenue and west of the Florida Turnpike. This area is predominantly agricultural in nature with scattered low-density single-family residential development. Low profile commercial development lines the Griffin Road, Davie Road, and Stirling Road corridors.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 102. Platting of the subject site is not required because it is specifically delineated on a plat recorded prior to June 4, 1953, it is less than five (5) acres, and all lands necessary to comply with the Broward County Trafficways Plan have been conveyed to the public.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Staff Analysis/Findings of Fact

Staff finds that the site plan is in conformance with all applicable Codes, and Ordinances.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee for further consideration. In addition, the following conditions shall be met prior to consideration by Town Council:

1. Revise the site location map on sheet A1.0 to match the site location map provided on the cover sheet.
2. Revise the landscape data table with the correct spelling of landscape.
3. Revise the landscape plan so there is adequate space for the binder so the planting details are completely visible.
4. Revise the landscape plan to identify CES10 that is indicated in the landscape islands in front of the structure.

Site Plan Committee Recommendation

At the May 13, 2003, Site Plan Committee meeting, Councilmember Crowley made a motion, seconded by Vice-Chair Aucamp, to approve subject to staff's recommendations; identify "CO 14" on the landscape plan; and identify the location of both septic tanks (Motion carried 4-0, Mr. Engel was absent).

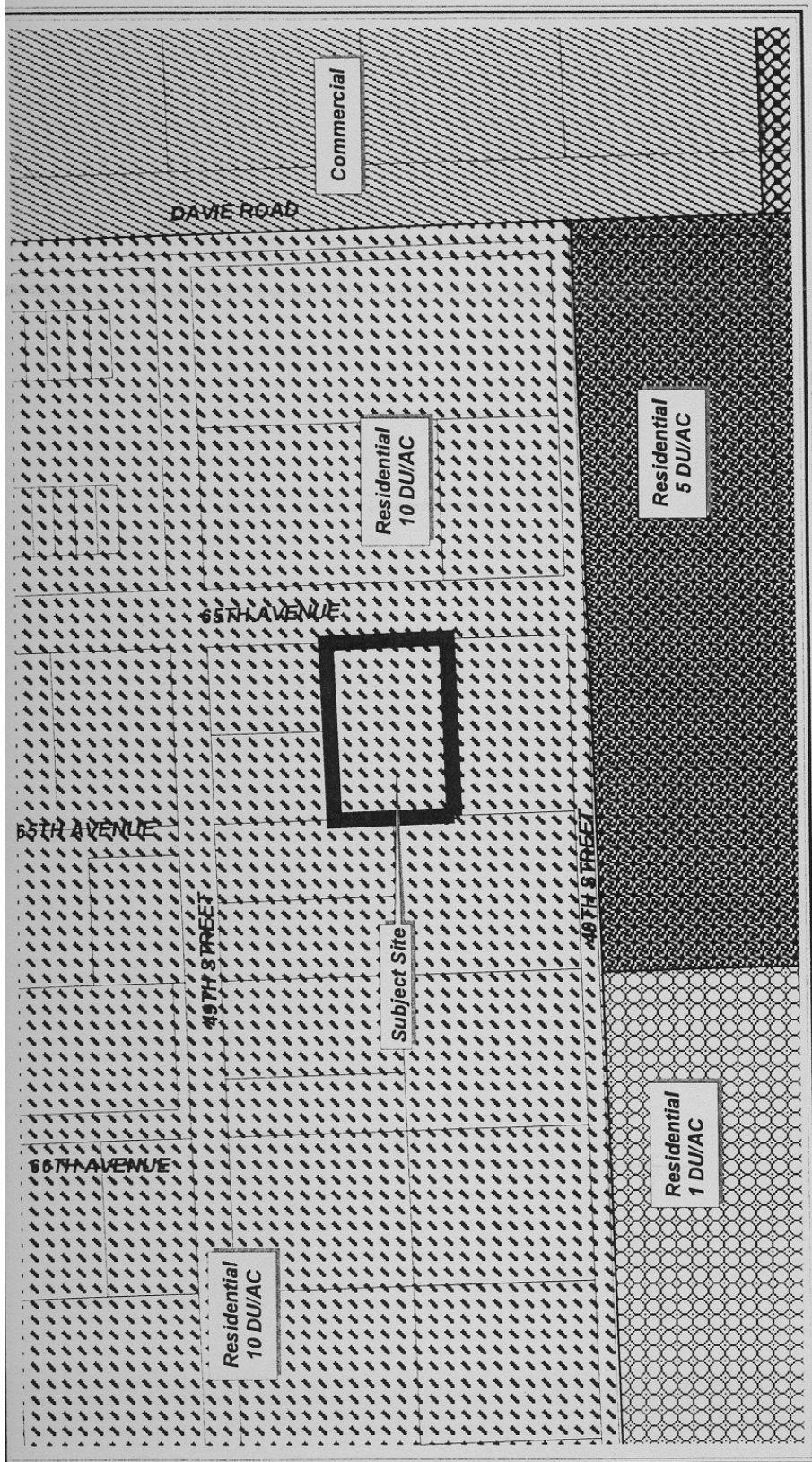
Town Council Action

Exhibits

1. Site Plan
2. Future Land Use Map
3. Zoning and Aerial Map

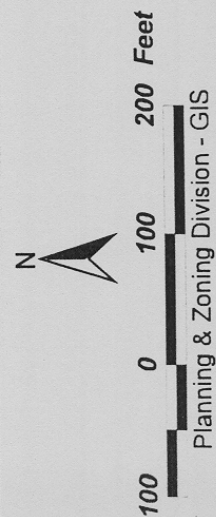
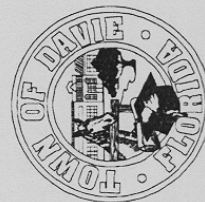
Prepared by: _____

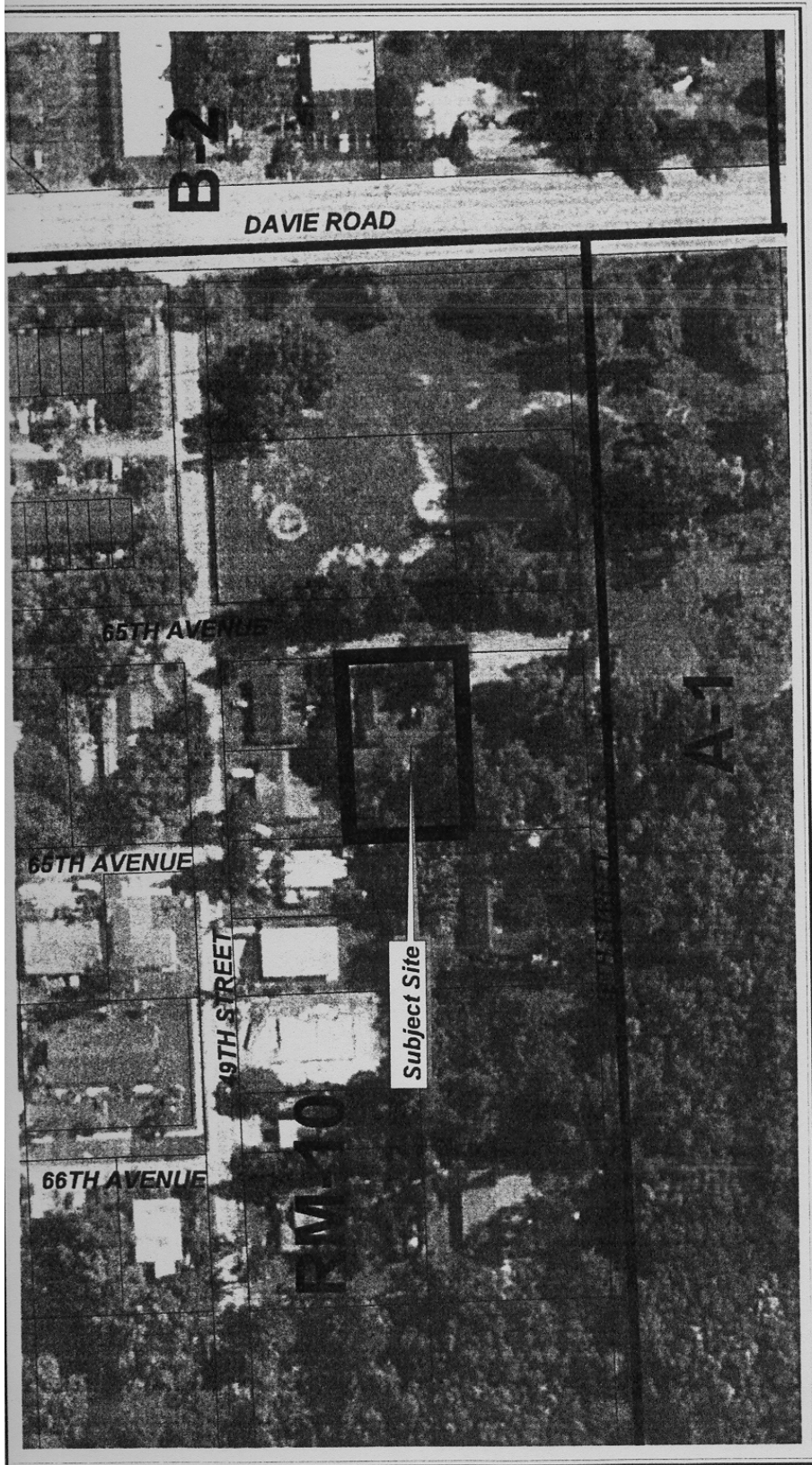
Reviewed by: _____



SITE PLAN **SP 1-3-03** **Future Land Use Map**

Prepared By: TAV
 Date Prepared: 5/2/03





**SITE PLAN
SP 1-1-03
Zoning and Aerial Map**

Prepared By: TAV
Date Prepared: 5/2/03



Date Flown:
12/31/00



100 0 100 200 Feet



Planning & Zoning Division - GIS